

PROPOSED EAST RANGE PLAN AND ZONING

EAST RANGE PLANNING AREA

AUGUST 1981

This proposed Plan has been prepared by the St. Louis County Planning Department in conjunction with a Citizens Study Committee representing Townships in the East Range Area.

Recommended by St. Louis County Planning Commission
Adopted by St. Louis County Board of Commissioners
Effective Date: October 26, 1981

PROPOSED GOALS AND POLICIES FOR EAST RANGE PLANNING AREA

Goal: Residential growth will be restricted in the East Range planning area, but large lot sizes shall not be the planning tool used to accomplish this restriction.

Policy: Density zoning will be applied in designated areas to limit the number of residences allowed across the designated area.

Policy: High density residential development shall be encouraged near existing cities and concentrations of residences, to the degree that health constraints and the increased burden upon public services will allow.

Goal: Disperse rural residential development across the planning area to retain the rural character of the area.

Policy: Residential development shall not be restricted because of government ownership or control of land.

Goal: Allow residential development on affordable lot sizes within the planning area.

Policy: Large lot size zoning (greater than 5 acres) will be restricted to the land uses primarily identified with those Zone District purpose statements, i.e., Forest Management, Forestry Agricultural, and Agricultural.

Goal: Commercial development shall be encouraged within the planning area at appropriate sites.

Policy: Allow for expansion of existing commercial sites.

Policy: Consideration shall be given to screening new commercial activity from adjacent residential land uses.

Policy: New or expanded commercial activity will be allowable where anticipated increases in traffic flow will not impair the functional integrity of the existing roadways, or where adequate frontage road systems will be provided to facilitate efficient traffic flow.

Goal: To encourage a variety of industrial activities at the most appropriate sites so as to establish a diversified economic base.

Policy: Identify areas for light industrial land uses and expansion of existing industrial activities.

Policy: Encourage industry to locate within the County.

Goal: Provide standards for "unsightly" and unaesthetic land use activities to minimize the obnoxious nature of these land uses.

Policy: Junkyards shall be screened from view of residential land use activities.

Policy: Existing junkyards which are found to be inconsistent with plan concepts and in conflict with proposed zoning districts shall be amortized in an acceptable manner.

Policy: Encourage unsightly properties to restore their lands to an aesthetically pleasing and healthful condition through adoption of local ordinances.

Goal: Support development of recreational facilities that meet the needs of local residents.

Policy: Local government shall seek funding for and generally support development of community recreational facilities, i.e., swimming areas, skating rinks, indoor recreation centers, sport fields, picnic grounds, public access to lakes and rivers, etc.

Policy: Tourist oriented recreational facilities should be developed by private industry as much as possible.

Goal: Allow for development of the copper-nickel mining industry in a manner which safeguards private property rights and the public's health, safety, and general welfare.

Policy: Mining activities shall be buffered on mining company lands from conflicting land uses.

Policy: Residential development shall be allowed on private property in areas generally considered to be mining, provided public services can be provided.

Goal: Encourage public participation in the planning and zoning process.

Policy: Township Planning Committees should be established to serve in an advisory capacity to the Town Boards.

Policy: There shall be one resident from each organized and unorganized township appointed as an ex-officio member of the County Planning Commission.

PROPOSED PLAN CONCEPTS FOR THE EAST RANGE AREA

The plan concepts listed below are the essential categories of human activities which are commonly "planned" for, or guided into the most appropriate geographical location in proper relationship to one another. These relationships have been determined by contrasting a variety of information about the area including: land use; ownership; building permit activity; highways and road access; soil types; housing types; population; economic activities; streams, lakes and drainage patterns. The appropriateness of these relationships are typically decided by local citizens through public participation in surveys, public meetings and hearings. Consequently, the concepts as delineated in the individual townships are subject to change or modification following close public scrutiny.

Concept Fragile Lands

Lands in this concept occur most often near developed residential areas or where pressure exists for residential development. However, due to environmental concerns, particularly poor soil conditions, these lands should not sustain similar development; in fact, development of any type, unless it is carefully planned, could seriously affect the development of adjacent properties. Therefore, land placed in this category should fall under the zone district that is most restrictive as to uses. Land may be removed from this category only after the approval of a plan amendment and the completion of an Environmental Assessment Worksheet.

Concept 2 - Forestry

The forestry concept has many purposes; land falls within this category for many reasons, including suitability for forest management and forest product processing or remoteness where development would require expensive public services and facilities. The land may be environmentally unsuited for intense development. Lands within this category will likely be zoned to the largest lot size requirement available. Rezoning from the zone district implementing this concept may take place without a plan amendment only if it is a zone change to the next less restrictive zone district according to lot area requirements or if the rezoning is to a more restrictive lot size standard. In an effort to preserve management options on tax forfeited land and to prevent unwise capital investments in the development of that land, it is essential that this concept, and related ones, be reviewed with resource management plans developed by the Land and Timber Department.

Concept 3 - Forest Transition

Lands within this category tend to be less isolated than land found in the forestry concept but many of the needs stated for the requirements in the forestry concept still exist; therefore, a need exists for rather stringent lot area requirements. Additionally, this concept allows for a buffer between the higher density development and the forestry areas which in many instances require large area for efficient operations. Lands within this category may be rezoned to the next higher or lower lot area requirements without requiring a plan amendment.

Concept 4 - Rural Estate

This concept recognizes the fact that many persons have moved into the country to farm including part-time or participate in other activities needing large amounts of land or to meet their needs. This concept is often applied to areas where farming activity is underway or where land is suitable for agricultural purposes. Additionally, land may be placed in this category in order to avoid the public costs associated with urban sprawl. This concept can serve as a buffer between highly developed residential uses and other uses. Rezoning from this implemented concept will usually require a plan amendment unless the rezoning is to a more restrictive lot size district.

Concept 5 - Rural Residential

This concept recognizes that many people desire to live in a rural setting generally free from the problems associated with higher density development, but where there is no need to purchase larger tracts of land for their needs. This concept will permit residential development on 4.5 acres provided adequate public services and facilities are available to serve the development. This concept may also be applied to areas where soil conditions are not conducive to higher density development or where there is a need to provide transition areas between potentially conflicting land uses.

Concept 6 - Suburban Residential

This concept is intended to point out areas where residential development on smaller lots should occur. These areas should have adequate soils, good road access and sufficient public facilities to serve the development. Development at this density will usually require the approval of a subdivision plat and , therefore, will have a more extensive review than other development. This review may show a need for larger lots than the minimum zoning requirement. This concept supports the need for larger lots or other actions as a result of subdivision plat review. No plan amendment is needed for any rezoning from the implemented concept if the rezoning does not result in lot sizes of less than one acre or more than 4.5 acres.

Concept 7 - Existing Residential Development

The existing development concept recognizes that some development has taken place which would no longer satisfy the development goals of the public. Therefore, this concept will be applied to areas outside shoreland areas when those areas are developed at higher densities than what would be called for under the plan. This concept will make it simpler for persons to construct residential and other uses.

Concept 8 - Waterfront

This concept provides for compliance with the State's shoreland management program, and shall include all land 300 feet either side of a stream that drains more than two square miles and around area

lakes. The distance which this concept extends from the shores of lakes depends upon enforcing the intent of the shoreland management program and the intent of this planning process. Any zone change from the implementing zone district, including the development of an overly zone district, shall require a plan amendment.

Concept 9 - Recreation

This concept recognizes the need for major recreational facilities in the East Range area. This concept shall be used for recreational facilities outside of waterfront areas and have an excess of forty acres in area. This concept need not be used for recreation trails.

Concept 10 - CC (Community Center)

The integrity of existing community centers shall be preserved by encouraging their continuation and the location of similar services nearby. This can be accomplished by the identification of these areas, establishing this concept as a priority, and ensuring that zoning is appropriate to allow continuation and necessary expansion.

Concept 11 - C (Commercial)

There are some locations with commercial development which cannot be adequately protected without benefit of a commercial zone district. These locations typically provide services which go beyond local needs, some being regional in scope. Other commercial locations have several different commercial enterprises all of which contribute viability to the others and which conceivably could be hindered if encroached upon by residential or other conflicting land use.

Concept 12 - I (Industrial)

Although there is little incidence of manufacturing or other industrial uses in the area, there are some which need a special classification of Light Industrial District to allow continued operations and to provide for future expansion.

Concept 13 - Mining

This concept recognizes the importance of assuring that sufficient land will be provided for mining and related activities, and is an attempt to coordinate all known mining company expansion plans with other factors influencing development. The main intent is to foresee possible land use conflicts and to make a planned attempt at avoiding them.

This concept has been applied only to mining company owned or controlled lands and should result in the appropriate zone district to allow mining.

TOWNSHIP PLAN CONCEPT MAPS

THE FOLLOWING MAPS APPEAR AS A PART OF THE ORIGINAL DOCUMENT

BIWABIK 58-16
COLVIN 56-15
EMBARRASS 60-15
KUGLER 61-15
WAASA 60-14
WHITE 57-15
WHITE 58-15
WHITE 59-15
UNORG 61-12
UNORG 61-13
UNORG 61-14
UNORG 59-16
UNORG 57-16
UNORG 56-16
UNORG 56-17

EFFECTUATION

SECTION 1 - This ordinance shall take effect and be in full force on the twenty sixth day of October, 1981, upon its adoption by the St. Louis County Board of Commissioners.

SECTION 2 - Public hearings held by the St. Louis County Planning Commission on August 27, 1981, September 10, 1981 and October 8, 1981.

SECTION 3 - Commissioner Hall moved the adoption of this ordinance and Commissioner Kron seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Doty, Hall, Kron, Dodge, Shannon and Anzelc

Nays: None

Absent: Chairman Hoff (excused)

Abstain: None

This ordinance was declared adopted by the St. Louis County Board of Commissioners on the 26th day of October, 1981.

EDWIN H HOFF

Edwin H. Hoff, Chairman

St. Louis County Board of Commissioners

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 9

RUSSELL PETERSEN

Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON

Raymond C. Carlson, Deputy Auditor

Clerk of the County Board

RESOLUTION AMENDING EAST RANGE LAND USE PLAN

WHEREAS, the St. Louis County Planning Commission held a public hearing on May 13, 1982, to take testimony and hear a proposal to amend the East Range Land Use Plan, and

WHEREAS, the St. Louis County Planning Commission approved a resolution recommending the adoption of an amendment to the East Range Land Use Plan and also approved a zone change for the area affected by the Plan Amendment,

NOW, THEREFORE, BE IT RESOLVED, that the St. Louis County Board of Commissioners hereby approves the Plan Amendment for the area of Township 61, Range 13, identified on the accompanying map, and

RESOLVED FURTHER, that the Board of Commissioners approves the zonechange necessary to implement this Plan Amendment as shown on the accompanying map, and

RESOLVED FURTHER, that these amendments and zone changes shall become effective July 1, 1982.

MAP

UNORGANIZED 61-13

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 - This Amendment to Ordinance No. 27, Article 2, Section 9, shall take effect and be in full force on the 1st day of July, 1982, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 - Public hearings were held by the St. Louis County Planning Commission on May 13, 1982.
- Section 3 - Recommended by the Planning Commission for adoption by the County Board on May 13, 1982.
- Section 4 - Commissioner Hall moved the adoption of this Amendment and Commissioner Kron duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Dodge, Kron, Hall, Anzelc, and Chairman Doty - 5

Nays: Commissioner Hoff - 1

Absent: Commissioner Shannon - 1

Abstain: None

This Amendment was declared adopted by the St. Louis County Board of Commissioners on June 28, 1982.

GARY DOTY
Chairman, County Board

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
9.

RUSSELL PETERSEN
Russell Petersen, County Auditor

Attest:

RAYMOND C CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT

TO

EAST RANGE LAND USE PLAN

WITHIN

TOWNSHIP 59 NORTH, RANGE 15 WEST

AND

TOWNSHIP 58 NORTH, RANGE 15 WEST

Adopted: January 10, 1983
Effective: January 10, 1983

AMENDMENT TO EAST RANGE LAND USE PLAN

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the East Range (Article II, Sec. 9) shall be amended to cause the Recreation concept (Concept 9) to read:

This Concept recognizes the need for major recreational facilities in the East Range area. This Concept shall be used for recreational facilities outside of waterfront areas and having in excess of forty acres in area. Where designated on the Concept Map, recreational uses may be authorized by Conditional Use Permit, regardless of the zone district. This Concept need not be used for recreation trails.

The application of this concept will be changed to add the following described property:

The W 1/2 of SE 1/4 within Section 32, Township 59, Range 15

and

Lots 2 through 6, SW 1/4 of NE 1/4, SE 1/4 OF NW 1/4, NE 1/4 of SW 1/4, S 1/2 of SW 1/4 lying north of S.T.H. #135, and the W 1/2 of SE 1/4 lying north of S.T.H. #135 all within Section 5, Township 58, Range 15

and

Lot 1, Lot 2 lying east of Co. Rd. 416, Lot 10 lying north of S.T.H. #135, Lot 11 except the westerly 20 ac., Lot 12 and the SW 1/4 of NE 1/4 except that part lying northwesterly of Co. Rd. 416 all within Section 6, Township 58, Range 15.

MAP

WHITE 59-15

SEE ORIGINAL DOCUMENT

MAP

WHITE 58-15

SEE ORIGINAL DOCUMENT

AMENDMENT
TO
EAST RANGE LAND USE PLAN
WITHIN THE
TOWN OF WHITE - T 57 N, R 15 W

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the East Range (Article II, Sec. 9) shall be amended to transfer the following described property from Concept 1- Fragile Lands to Concept 4 - Rural Estate:

The east nine hundred ninety (990) feet of the south four hundred (400) feet of the Southwest quarter (SW 1/4) of the Southwest quarter (SW 1/4), Section 10, Township 57, Range 15 (Town of White)

Adopted: March 28, 1983
Effective: March 28, 1983

MAP

WHITE 57-15

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 - This Amendment to Ordinance No. 27, Article II, Section 9, shall take effect and be in full force on the 28th day of March, 1983, after its adoption by the St. Louis County Board of Commissioners.
- Section 2 - Public hearings were held by the St. Louis County Planning Commission on February 17, 1983.
- Section 3 - Recommended by the Planning Commission for adoption by the County Board on February 17, 1983.
- Section 4 - Commissioner Shannon moved the adoption of this Amendment and Commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Cerkenik, Doty, Janeczich, Kron, Krueger, Lamppa and Shannon

Nays: None

Absent: None

This Amendment was declared adopted by the St. Louis County Board of Commissioners on the 28th day of March, 1983.

WILLIAM J KRON
Chairman, County Board

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 9.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C. CARLSON

Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO EAST RANGE LAND USE PLAN

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the East Range Land Use Plan (Article II, Section 9) shall be amended to transfer the following described property from Plan Concept 4, Rural Estate, to Plan Concept 11, Commercial:

That part of the W 1/2 of the NE 1/4, Section 34, Township 56, Range 17, (Unorganized Township), lying east of the DWP railroad R.O.W. and lying west of the U.S. Highway No. 53 R.O.W.

Adopted: June 11, 1984
Effective: June 15, 1984

MAP

UNORGANIZED 56-17

AMENDED: JUNE 15, 1984

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 - This amendment to Ordinance No. 27, Article II, Section 9, shall take effect and be in full force on June 15, 1984, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.
- Section 2 - A public hearing was held by the St. Louis County Planning Commission on May 10, 1984.
- Section 3 - Commissioner Janezich moved the adoption of this amendment and Commissioner Krueger duly seconded the motion and it was adopted on the following vote:

This amendment was declared adopted by the St. Louis County Board of Commissioners on the June 11, 1984.

Yeas: Commissioners Doty, Krueger, Kron, Lamppa, Shannon, Janezich, and
Chairman Cerkvenik - 7

Nays: None

Absent: None

Abstain: None

GARY CERKVENIK
Gary Cerkvenik, Chairman

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
9.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT

TO

EAST RANGE LAND USE PLAN

WITHIN

TOWNSHIP 56 NORTH, RANGE 17 WEST, SECTION 10

The St. Louis County Board at its November 9, 1987 meeting approved the placing of the Community Center Planning Concept (Concept 10) in Section 10, Township 56, Range 17. The concept is shown on the Plan Concept Map and is in the vicinity of County Highway #16 and U.S. Highway #53 intersection. The Community Center Concept initial purpose is to permit the Central Lakes Volunteer Fire Department to establish a Fire Hall.

Public hearings were held on October 8, 1987, by the Planning Commission and November 9, 1987, by the St. Louis County Board of Commissioners.

Adopted: November 9, 1987
Effective: November 9, 1987

MAP

UNORGANIZED 56-17

CONCEPT MAP - AMENDED NOVEMBER 9, 1987

SEE ORIGINAL DOCUMENT

EFFECTUATION

Section 1 This amendment to Ordinance No. 27, Article II, Section 9, shall take effect and be in full force on November 9, 1987, after its adoption by the St. Louis County, Minnesota, Board of Commissioners.

Section 2 Public hearings were held by the St. Louis County Planning Commission on October 8, 1987.

Section 3 Commissioner Prebich moved the adoption of this amendment and Commissioner Doty duly seconded the motion and it was adopted on the following vote:

Yeas: Commissioners Doty, Krueger, Kron, Lamppa, Shannon, Prebich,
 Janezich - 7

Nays: None

Absent: None

Abstain: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 9th day of November, 1987.

A LLOYD SHANNON
Chairman of the County Board

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
9.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

Amendment To The
East Range Land Use Plan
Within The
Town of White

T. 59-15 G.L. 1,2,6,7,8, Sec. 18 & G.L. 9,10,11, Sec. 30 & E 1/2 of Sec. 19

(Ordinance No. 27, Article II, Section 9)

Adopted: January 10, 1995

Effective: January 10, 1995

Wynne Lake Land Use Plan Amendment

Introduction: The St. Louis County Board, four years ago, requested that the Department of Natural Resources reclassify Wynne Lake from the present Recreational Development to less restrictive General Development classification. This change would permit higher density housing development along the sewerred west shore of the lake, particularly in the Giants Ridge area. The DNR offered instead to allow the County to have, in its Zoning Ordinance, higher density provisions for planned unit developments served by public sewer lines. The County would, in turn, have to decrease potential development density elsewhere on Wynne Lake.

The County could not accomplish the density decrease elsewhere on the lake until we adopted the new County Zoning Ordinance. It was also staff's opinion that a change in zoning should reflect the environmental characteristics of an area and that any change should be reflected in the Land Use Plan for the area. This has not been accomplished and the Planning Commission considered a new plan concept for the East Range Planning Area. Staff also examined the land use and environmental characteristics of the east shore of Wynne Lake and determined that the appropriate lot size standard was 2.5 acres with 200 feet in width. The Shoreland Mixed Use Zone District remained the same. LTV Mining who owns the east shore of the lake did not object to the 2.5 acre lot size standard.

The East Range Plan is amended to include the following plan concept for shoreland areas:

There are areas of lakes in the East Range Area that as a result of topographic, soil conditions, road access, and other factors limiting potential development densities where it is appropriate to increase minimum lot area and width requirements beyond minimum shoreland classification standards. These areas, however, may still be appropriate for a mixture of uses found in the exiting land use classification. Lower density standards also recognizes that certain lakes have a limited capacity to sustain the higher densities which are permitted on the lake by existing regulations.

The East Range Plan is further amended to place the portion of Wynne Lake shown on the enclosed map within the area identified as the new shoreland plan concept.

RESOLVED, The East Shore of Wynne Lake identified by the following legal description:
Government Lots 1,2,6,7,8, Section 18; Government Lots 9,10,11, Section 30; and E 1/2 of Section
19; Town 59, Range 15 (White Township); and shown on the revised zoning map identified as Board
File _____ is rezoned from SMU-7 to SMU-5 to conform with an amendment to the East
Range Land Use Plan.

EFFECTUATION

This amendment to Ordinance No. 27, Article II, Section 9, shall take effect and be in full force on the 10th day of January, 1995, after its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

A public hearing was held by the St. Louis County Planning Commission on December 8, 1994.

Recommended by the Planning Commission to the County Board for approval on the 8th day of December, 1994.

Commissioner Mattson moved the adoption of this amendment and commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Mattson, Krueger, Kron, Forsman, Prebich, Raukar, and Chair
Lepak - 7

Nays: None

Absent: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 10th day of January, 1995.

MARTIN LEPAK

Chairman, St. Louis County Board of Commissioners

Certified as a complete and accurate copy of the
Amendment to Ordinance No. 27, Article II, Section
9.

GORDON MCFAUL

Gordon McFaul, County Auditor

ATTEST:

KAREN ERICKSON

Karen Erickson, Clerk

St. Louis County Board of Commissioners.

Amendment To The

East Range Planning Area

Within The

Unorganized Town 59-Range 16

(Ordinance No. 27, Article II, Section 9)

Adopted:	April 18, 1995
Effective	April 18, 1995

East Range Plan Amendment - Town 59, Range 16

The St. Louis County Planning Commission considered a plan amendment and rezoning in the Unorganized Town of 59-16. This Town is located north of the Town and City of Biwabik, and west of Wynne Lake. The proposal removed the Mining/Industrial classification to parts of three sections and changed it to a Forestry classification. There was no opposition to the change, and the Planning Commission unanimously recommended that the change be made by the Board. The amendment does require a public hearing before the Board. It is recommended that the Board schedule a public hearing on April 11 to consider the proposed change.

RESOLVED, The Board of Commissioners changes those lands in Sections 22, 23 and 27, Township 59, Range 16, presently zone Industrial-4 to Forestry Agricultural Management-1. The change conforms with the adopted Land Use Plan in that the land is not intended for mining purposes but is the site of forest management operations and residential uses. The revised zoning map is placed in Board File No. 56237

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 9 shall take effect and be in full force on the 18th day of April, 1995, upon its adoption by St. Louis County Board of Commissioners, and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

A public hearing was held by the St. Louis County Planning Commission on March 9, 1995, and by the St. Louis County Board of Commissioners on April 11, 1995.

Commissioner Forsman moved the adoption of this Ordinance amendment and it was adopted on the following vote:

Yeas: Mattson, Krueger, Kron, Forsman, Prebich, and Lepak

Nays: None

Absent: Raukar

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 18th day of April, 1995.

Chair, St Louis County Board of Commissioners

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
9.

Gordon McFaul, County Auditor

ATTEST

Karen Erickson, Clerk
St. Louis County Board of Commissioners

Plan Amendment -- Town of White

The following property is designated in the County Land Use Plan as Forest Transition:

NW 1/4, SW 1/4, W 1/2 of the NE 1/4, W 1/2 of the SE 1/4, Sec. 6; NW 1/4, SW 1/4, NW 1/4 of the NE 1/4, SW 1/4 of the SE 1/4, Sec. 7; T.59, R.15.

The Forest Transition Plan concept reads as follows according to Ordinance #27, East Range Plan:

Concept 3 - Forest Transition

Lands within this category tend to be less isolated than land found in the forestry concept but many of the needs stated for the requirements in the forestry concept still exist; therefore, a need exists for rather stringent lot area requirements. Additionally, this concept allows for a buffer between the higher density development and the forestry areas which in many instances require large area for efficient operations. Lands within this category may be rezoned to the next higher or lower lot area requirements without requiring a plan amendment.

The proposed plan concept for the above legal description is Rural Estate and it reads as follows:

Concept 4 - Rural Estate

This concept recognizes the fact that many persons have moved into the country to farm including part-time or participate in other activities needing large amounts of land or to meet their needs. This concept is often applied to areas where farming activity is underway or where land is suitable for agricultural purposes. Additionally, land may be placed in this category in order to avoid the public costs associated with urban sprawl. This concept can serve as a buffer between highly developed residential uses and other uses. Rezoning from this implemented concept will usually require a plan amendment unless the rezoning is to a more restrictive lot size district.

Purpose of change: The proposal would allow for recreational and tourist related development north of the Giants Ridge area. It would also permit smaller lot sizes, but is not the intent of the Town of White to support smaller lot sizes at this time.

Effective: April 5, 1994